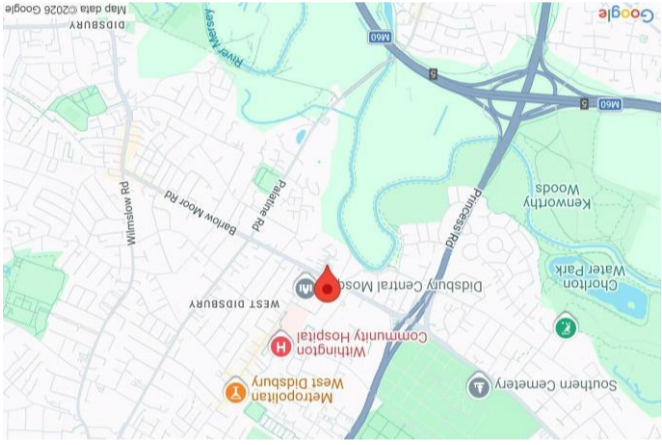
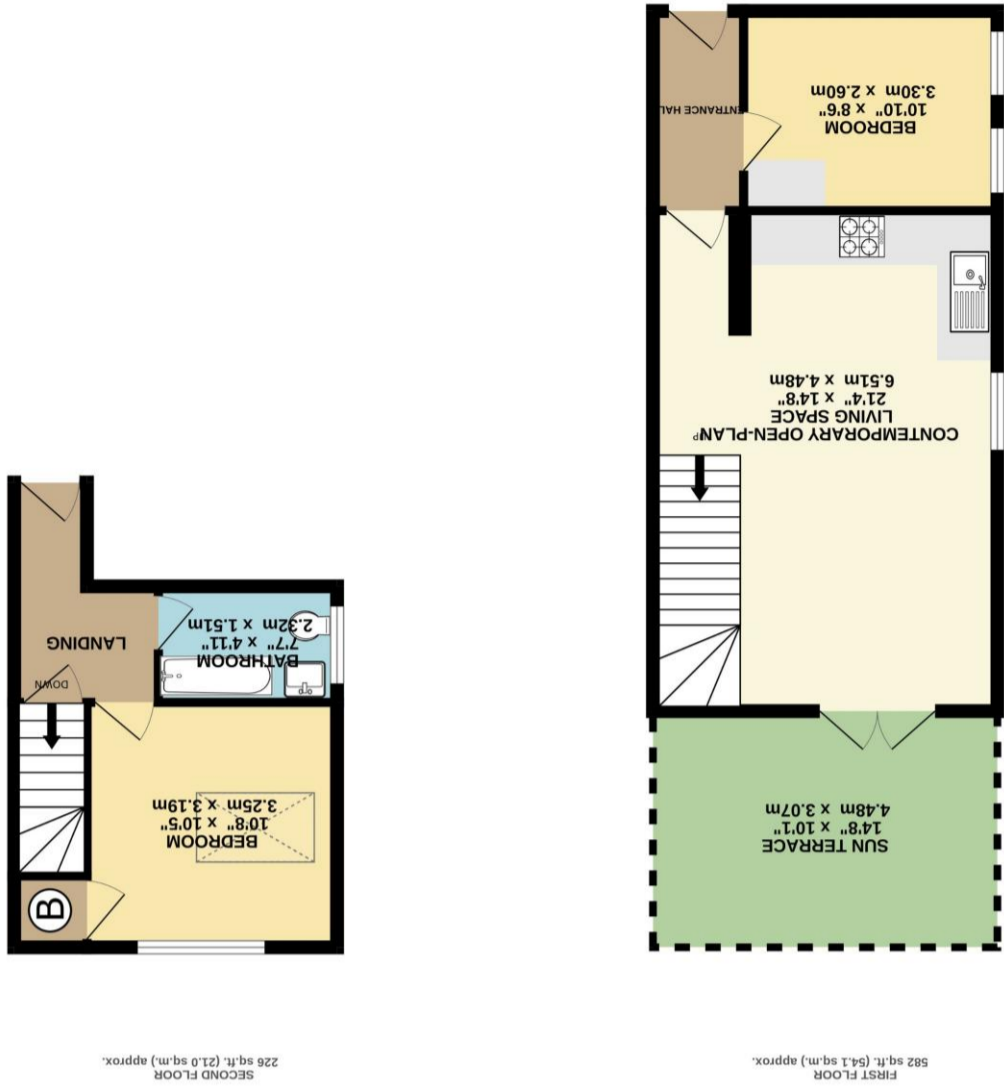


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.  
 What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.



PHILIP JAMES  
 KENNEDY

APARTMENT 25, 13 THE BEECHES  
 WEST DIDSBURY, M20 2FR



## ASKING PRICE £325,000

An IMPRESSIVE TWO BEDROOM DUPLEX PENTHOUSE APARTMENT with STYLISH PRESENTATION THROUGHOUT, OFF-STREET PARKING and an IMPRESSIVE WESTERLY FACING 147 SQ FT WALK-OUT SUN TERRACE, OCCUPYING THE FIRST AND SECOND FLOOR within in this ATTRACTIVE PERIOD CONVERSION located on a QUIET CUL-DE-SAC in FASHIONABLE WEST DIDSBURY, just a short stroll from TRENDY BURTON ROAD offering a range of independent shops, bars and restaurants as well as being within easy access of the Metrolink station.

The bright and spacious accommodation consists of an entrance hall. Opening to the right of the hallway is a well-proportioned double bedroom. The hallway continues through to the spectacular open-plan contemporary living space; incorporated is a modern kitchen fitted with a selection of units complemented by granite effect tops with space for appliances. There is ample space for living and dining furniture creating the perfect environment for entertaining and dining. The room is flooded in natural light from the double doors opening out to the wonderful Westerly facing 147 sq.ft walk-out sun terrace – the perfect space for outdoor entertaining in the warmer months.

Stairs rise from the living room up to the second floor which is occupied by the principal bedroom bathed in light from the rear window and roof light above. The property is served by a stylish bathroom.

The building has recently undergone extensive modernisation with the apartment having new aluminium anthracite grey window frames fitted, new French doors leading onto the balcony and new balcony flooring (2024). Recent roof renovations across the development have also been an investment in the future of the property.

Externally there is gated residents parking to the rear with additional visitor spaces.

Leasehold/125 Years From 2000  
Service Charge/ £115pcm  
Ground Rent/£70pa  
Council Tax Band: C

*"A Wonderful Duplex  
Apartment With  
Spectacular Sun Terrace"*

